

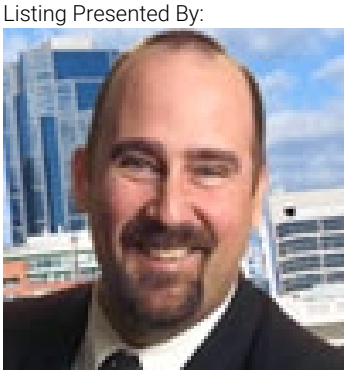
2232 44 Street Calgary Alberta

$675,000

OPEN HOUSE SAT 1:00 PM - 3:00 PM & SUN 1:00 PM - 3:00 PM | Welcome to this brand-new end unit, perfectly positioned on a quiet street in sought-after Montgomery. Offering 4 bedrooms, 3.5 bathrooms and 1,357 sq ft above grade plus an additional 594 sq ft of developed basement space, this home is wrapped in a sleek Hardie board exterior and shares only one wall, giving you extra privacy, with additional side windows filling the interior with natural light. Step inside to 9-foot ceilings, engineered hardwood and custom built-ins throughout the main floor. The open-concept layout centres on a beautifully appointed kitchen featuring floor-to-ceiling soft-close cabinetry, quartz countertops, a stunning 10-foot island, a Samsung appliance package and a walk-in pantry. The kitchen flows seamlessly into the dining area and a spacious living room anchored by a modern electric fireplace, making this the perfect space for entertaining or relaxing at home. A stylish powder room with a custom feature wall completes the main level. Upstairs, 9-foot ceilings continue into the primary retreat, complete with a custom walk-in closet and a three-piece ensuite with a waterfall shower. Two additional bedrooms, a full bathroom and convenient upper-floor laundry round out the level. The fully developed basement offers even more living space, with a generous rec room, a fourth bedroom, a full bathroom and plenty of storage, ideal for movie nights, guests or a home office. Outside, enjoy a fully landscaped and fenced, southeast-facing private backyard and a finished, drywalled detached garage. Backed by Progressive Home Warranty and just minutes from the Bow River pathways, Shouldice Park, Market Mall, the University of Calgary, and the Foothills and Alberta Children's hospitals, this is inner-city new construction at its best. Eligible first-time buyers may qualify for the federal GST reba...

4pc Bathroom 5.33 Ft x 9.92 Ft
Bedroom 9.92 Ft x 9.92 Ft
Recreational, Games room 18.00 Ft x 11.92 Ft
Furnace 8.42 Ft x 7.83 Ft
2pc Bathroom 3.00 Ft x 7.67 Ft
Dining room 15.08 Ft x 7.75 Ft
Kitchen 15.25 Ft x 11.25 Ft
Living room 16.25 Ft x 13.92 Ft
3pc Bathroom 4.92 Ft x 7.83 Ft
4pc Bathroom 5.00 Ft x 8.00 Ft
Bedroom 9.08 Ft x 10.33 Ft
Bedroom 9.08 Ft x 10.33 Ft
Primary Bedroom 14.75 Ft x 11.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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